

1 BILL NO. R-83-01-25

2 DECLARATORY RESOLUTION NO. D-13-83

3 A DECLARATORY RESOLUTION designating  
4 an "Urban Development Area" under  
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 January 14, 1983, to have the following described property des-  
7 ignated and declared an "Urban Development Area" under Division  
8 6, Article II, Chapter 2 of the Municipal Code of the City of  
9 Fort Wayne, Indiana of 1974, and I.C. 6-1.1-12.1, to-wit:

10 Part of the East half of the Northeast  
11 quarter of Section 33, Township 31 North,  
12 Range 12 East in Washington Township,  
Allen County, State of Indiana, described  
as follows, to wit:

13 Beginning at a point on the South line  
14 of the East half of the Northeast quarter  
15 of Section 33, Township 31 North Range  
16 12 East, said point being situated 593.5  
17 feet south 89° 34' East of the Southwest  
18 corner of the East half of the Northeast  
19 quarter of Section 33, Township 31 North,  
20 Range 12 East, said point being further  
21 situated in the center line of West State  
22 Boulevard, a public thoroughfare, in  
23 said Section, Township and Range; thence  
24 North 0° 16' East, 990.0 feet to a point  
25 of curve; thence continuing in a Northerly  
direction 214.69 feet on a curve to the  
right of a 702.24 foot radius; thence  
South 89° 34' East 307.0 feet to the West  
right of way line of the former Grand Rapids  
& Indiana Railway Company; thence South  
13° 45' East, 1240.0 feet along the said  
West right of way line of the former Grand  
Rapids & Indiana Railway Company to the  
aforementioned center line of West State  
Boulevard; thence North 89° 34' West 640.0  
feet along said center line of West State  
Boulevard to the place of beginning;

26 said property more commonly known as 2424 West State Boulevard,  
27 with street boundary of West State Boulevard.

28 WHEREAS, it appears that said petition should be pro-  
29 cessed to final determination in accordance with the provisions  
30 of said Division 6.



Page Two

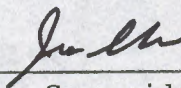
NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That subject to the requirements of  
Section 2 below, the property hereinabove described is hereby  
designated and declared an "Urban Development Area" under  
I.C. 6-1.1-12.1.

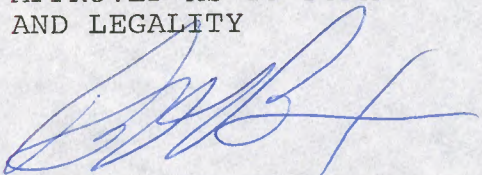
(a) An affirmative ("Do Pass") recommendation by  
the Fort Wayne Redevelopment Commission, after  
due hearing, analysis and study in accordance  
with the provisions of Division 6, Article II,  
Chapter 2 of the Municipal Code of the City of  
Fort Wayne, Indiana of 1974, as amended; and

(b) Final confirmation hereof by due passage upon  
the final vote hereon.

SECTION 2. That this Resolution shall be in full  
force and effect from and after its passage and any and all  
necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



*Read the first time in full and on motion by Stier,  
seconded by Talarico, and duly adopted, read the second time  
by title and referred to the Committee Regulations (and the City  
~~Plan~~ Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on 1-25-83, the 25 day of January, 1983, at 10 o'clock A.M., E.S.T.*

DATE: 1-25-83

*Charles W. Westerman*  
CHARLES W. WESTERMAN - CITY CLERK

*Read the third time in full and on motion by Stier,  
seconded by Easton, and duly adopted, placed on its  
passage. PASSED (~~Lost~~) by the following vote:*

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCRUGGS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 3-8-83

*Charles W. Westerman*  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE (RESOLUTION) NO. 8-13-83  
on the 8th day of March, 1983.

ATTEST:

(SEAL)

*Charles W. Westerman*  
CHARLES W. WESTERMAN - CITY CLERK

*Ray A. Ebert*  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 9th day of March, 1983, at the hour of  
2:00 o'clock P.M., E.S.T.

*Charles W. Westerman*  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 10th day of March  
1983, at the hour of 11 o'clock A.M., E.S.T.

*Win Moses, Jr.*  
WIN MOSES, JR. - MAYOR



APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

- |   |   |
|---|---|
| <p>1. Address of Property _____<br/>    <u>2424 West State Boulevard</u></p> <p>Street Boundaries (if applicable) _____<br/>    <u>West State Boulevard</u></p> <p>2. Legal Description of Property _____<br/>    <u>See Exhibit I Attached</u></p> <p>3. Township _____ <u>Washington</u></p> <p>4. Taxing District _____ <u>Allen County</u></p> <p>5. Current Zoning District _____<br/>    <u>Heavy Manufacturing</u></p> <p>6. Variance Grant (if any) _____</p> <p>15. Current Use of Property</p> <p>    (a) How is property presently used? _____ <u>Engineering research and development for Dana Corporation-Spicer Axle Division.</u></p> <p>    (b) What structure(s) (if any) are on the property? _____<br/>        <u>(1) 181,333 sq. ft. one-story building</u></p> <p>    (c) What is the condition of this structure/these structures? _____<br/>        <u>Fair</u></p> <p>16. Current Assessment on Land and Improvements</p> <p>    (a) What is the amount of latest assessment? _____ <u>\$305,100</u></p> <p>    (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) _____<br/>        <u>Land Assessments - 1,902.11</u><br/>        <u>Assessments on improvements - 8,664.90</u></p> | <p>7. Owner(s) _____<br/>    <u>Dana Corporation</u></p> <p>8. Address of Owner(s) _____<br/>    <u>4500 Dorr Street</u><br/>    <u>Toledo, Ohio</u></p> <p>9. Telephone Number _____<br/>    <u>(219) 483-7174</u></p> <p>10. Agent of Owner (if any) _____<br/>    <u>None</u></p> <p>11. Address _____ <u>---</u></p> <p>12. Telephone Number _____ <u>---</u></p> <p>13. Relationship of Agent to Owner _____ <u>---</u></p> <p>14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____ <u>---</u></p> |
|---|---|



17. Description of Project Installation of leading edge of technology computer integrated engineering design system and renovation of building into product engineering center of technology. This building will house all product research & development, product design, and product test capabilities.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Calendar 1983
- (b) When is completion expected? Calendar 1984
19. Cost of project (not including land cost) \$5,000,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 90-100
- (b) What kind of work will employees be engaged in? Computer design and analysis
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 10 to 15
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? 180,000 sq. ft. building originally built as a warehouse, currently is not used, and has little market value in today's economy. An empty building rapidly deteriorates to the point of becoming unservicable.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? When a building deteriorates to the point that renovation equals new construction cost, it is normally torn down. This building is not located in an aread ideally suited to investment in new construction.
- (b) Will the project improve or replace a deteriorated or obsolete structure? \_\_\_\_\_



- (c) Will the project preserve a historically or architecturally significant structure? \_\_\_\_\_  
 \_\_\_\_\_
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? \_\_\_\_\_  
 \_\_\_\_\_
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? \_\_\_\_\_  
 \_\_\_\_\_

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

\_\_\_\_\_ Yes        x   No

25. Financing on Project

What is the status of financing connected with the project?  
 Tentatively approved by the Corporation.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

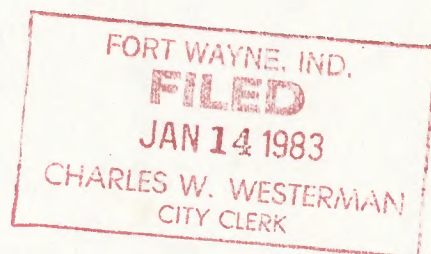
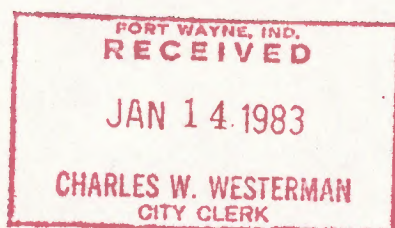
I hereby certify that the information and representations on this Application are true and complete.

*J. L. Hess*  
 Signature(s) of Owner(s)

12/16/82  
 Date

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





NO. 32

Jan 13 1983

RECEIVED FROM Dana Corporation

Eighty & 00/100 DOLLARS

John Chetaniant

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00 A. Colap

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

EXHIBIT I

Part of the East half of the Northeast quarter of Section 33,  
Township 31 North, Range 12 East in Washington Township, Allen County,  
State of Indiana, described as follows, to wit:

Beginning at a point on the South line of the East half of the  
Northeast quarter of Section 33, Township 31 North Range 12 East, said  
point being situated 593.5 feet south  $89^{\circ} 34'$  East of the Southwest  
corner of the East half of the Northeast quarter of Section 33,  
Township 31 North, Range 12 East, said point being further situated in  
the center line of West State Boulevard, a public thoroughfare, in  
said Section, Township and Range; thence North  $0^{\circ} 16'$  East, 990.0 feet  
to a point of curve; thence continuing in a Northerly direction 214.69  
feet on a curve to the right of a 702.24 foot radius; thence South  $89^{\circ}$   
 $34'$  East 307.0 feet to the West right of way line of the former Grand  
Rapids & Indiana Railway Company; thence South  $13^{\circ} 45'$  East, 1240.0  
feet along the said West right of way line of the former Grand Rapids  
& Indiana Railway Company to the aforementioned center line of West  
State Boulevard; thence North  $89^{\circ} 34'$  West 640.0 feet along said center  
line of West State Boulevard to the place of beginning.



BILL NO. R-83-01-25

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
~~XXXXXXXXXX~~ ORDINANCE A DECLARATORY RESOLUTION designating an "Urban  
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE *150* PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GiaQUINTA

ROY J. SCHOMBURG

CONCURRED IN

DATE \_\_\_\_\_

CHARLES W.



RESOLUTION NO. 83 -05

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,  
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE  
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION  
OF THE DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

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WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on February 14, 1983, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on February 14, 1983, at the time and place mentioned in the public notice; and



WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, and geographical area contains



new manufacturing equipment which is personal property which was installed during the period beginning January 1, 1982 and ending December 31, 1982 and is used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property; to wit

E175 Ft X 175 FT OF SPC Sec 34

W65.40A NW 1/4 EXPT TO CITY SEC 34

said property more commonly known as 2100 West State Boulevard, with street boundaries of Tyler Avenue and West State Boulevard;

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Section 4.5 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.



BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.


BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:


- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of five (5) years after the date on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on February 14, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By   
Robert L. Thompson, Jr., President

By   
Irwin C. Bandemer, Secretary

ATTEST:

  
Gary E. Wasson, Executive Director

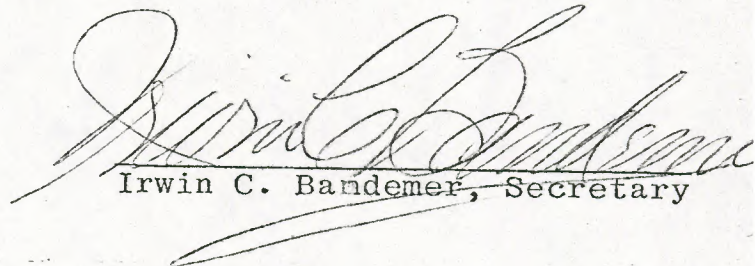
ADOPTED: February 14, 1983



CERTIFICATE OF RECORDING OFFICER

I, Irwin C. Bandemer, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment Commission,  
do hereby certify that the attached Resolution is a true  
and correct copy of a Resolution adopted at the Regular  
Meeting of the Fort Wayne Redevelopment Commission, Governing  
Body of the City of Fort Wayne, Department of Redevelopment,  
held on the 14 day of February, 1983 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this  
14th day of February, 1983.

  
Irwin C. Bandemer, Secretary





# The City of Fort Wayne

OFFICE OF THE CITY CLERK

Charles W. Westerman, Clerk — Room 122

March 11, 1983

Dana Corporation  
4500 Dorr Street  
Toledo, Ohio

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 423-7564.

Sincerely,

Charles W. Westerman  
City Clerk

CWW/ne  
ENCL: 2



**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE: February 24, 1983  
TO: Councilman James S. Stier, Council  
Committee on Regulations  
FROM: Gary E. Wasson, Executive Director *GEW*  
SUBJECT: Tax Abatement - 2424 West State Boulevard  
City Council Bill No. 83-01-25

*Q-83-01-25*

On January 25, 1983 a Declaratory Resolution, Bill No. 83-01-25 was introduced in City Council requesting designation of the property located at 2424 West State Boulevard as an "Urban Development Area" for purposes of tax abatement. As per established procedures, the bill was referred to the Redevelopment Commission for public hearing.

The Fort Wayne Redevelopment Commission conducted the Public Hearing on February 14, 1983. No one spoke in opposition to the abatement request.

The Redevelopment staff visited the site and found that Dana Corp. intends to renovate a vacant building to house a product engineering center of technology. This will result in retention of 90-100 employees and will create 10 to 15 new jobs.

The Commission feels that the area will qualify for tax abatement under the statute I.C. 6-1.1-12.1-1 as follows:

The term "urban development area" also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

Attached is a copy of the Resolution of the Redevelopment Commission recommending a "Do Pass" request for tax abatement, Bill No. 83-01-25.

If you have any questions, please call me.

GEW/jw  
Attachments  
cc: ☒ Charles W. Westerman  
City Clerk



DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionR-83-01-25DEPARTMENT REQUESTING ORDINANCE City Clerk's OfficeSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban Development Area" in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Installation of leading edge of technology computer integrated engineering design system and renovation of building into product engineering center of technology. This building will house all product research and development, product design, and product test capabilities.

EFFECT OF PASSAGE 180,000 sq. ft. building originally built as a warehouse, currently not used, presently employing 90-100 employees and will create 10 to 15 new jobs.

EFFECT OF NON-PASSAGE Building deterioration to the point that renovation equals new construction cost, and possibly torn down.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \$5,000,000

ASSIGNED TO COMMITTEE (J.N.)

DATE SUBMITTED: